

Preliminary Plat Narrative for:

Sienna Hills

scottsdale, arizona

Owner & Developer: Walker / Long Holdings, Inc.
11811 N. Tatum Boulevard, Suite 1065
Phoenix, AZ 85028
[480] 657-8797

Planning: Tornow Associates, PC
7610 E. McDonald Drive, Suite E
Scottsdale, AZ 85250
[480] 607-5090

Engineering: Allen Consulting Engineers, Inc.
2550 N Thunderbird Circle, Suite 132
Mesa, AZ 85215
[480] 844-1666

Prepared: 01/05/04
05/15/05 [Revised]

3-PP-2004#2
3/22/2006



TORNOW ASSOCIATES, P.C.

Preliminary Plat Application Narrative for:

Sienna Hills

05/15/05 [Revised]

scottsdale, arizona

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LOCATION.

The 14-acre site is located at the southwest corner of Gail Road and 124th Street approximately ¼ mile north of Shea Boulevard. The site is currently vacant and surrounded by a variety of uses including:

- North McDowell Acres Subdivision [R1-43]
- East High School & Church
- South Vacant [R1-43] – Proposed Church
- West Desert Hills Subdivision [R1-10]

The Sienna Hills property is currently zoned R1-43 ESL. The Scottsdale General Plan – Land Use Element indicates ½ to 2 units per acre for this area.

DEVELOPMENT PROPOSAL.

The applicant proposes a 12-lot custom home subdivision for the 14-acre site. This is consistent with the underlying R1-43 zoning and the current General Plan designation.

ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

Sienna Hills is located within the Upper Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described within the ESL ordinance.

Topography & Slope.

The topography for this parcel is gently undulating as the site falls from the northeast to the southwest at an average slope of 3-5%. The site is bisected by a small wash that flows through the property in a southerly direction paralleling 124th Street.

A slope analysis for the site has been prepared by Allen Consulting Engineers and has been submitted for city staff review. The required amount of NAOS is approximately 30% as indicated on those plans.

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Vegetation/Site Features. A majority of the plant concentrations, especially the trees, very predictably follow the existing wash corridor. A native plant inventory of the site has been performed and submitted with this application. The most significant natural feature present on the site is the local wash.

Hydrology Analysis. Allen Consulting Engineers has prepared an analysis of the site hydrology. Their analysis and subsequent plans have been submitted with this application.

Archaeology Survey. A preliminary archaeological survey and report has been prepared for the site and has been submitted under separate cover.

PRELIMINARY PLAT REQUEST.

This application represents the proposed request for a preliminary plat with amended development standards and community architecture concepts. The applicant has developed a plan for the site that accommodates 12 custom home sites - the minimum lot area is approximately 33,000 square feet. The lots have been oriented around the main wash that runs adjacent to 124th Street. This provides a significant open space buffer between the future homes and the traffic and noise that is present on 124th Street. Over 30% of the site will be set aside as natural area open space [NAOS] in tracts and easements.

Access to the site is provided from Gail Road which eliminates any need for a new intersection or driveways on 124th Street. An emergency access connection is provided at the south end of the proposed cul-de-sac connecting to the future extension of Saguaro Road.

AMENDED DEVELOPMENT STANDARDS.

Amended Development Standards [ADS] are proposed with this application with the primary objective of preserving the existing wash on the site. Benefits of the ADS include:

1. Preservation of existing wash and associated vegetation in a common tract.
2. Preservation of a majority of existing large vegetation on the site.
3. Provision of NAOS buffer and setback adjacent to Desert Hills neighborhood where no setback was previously provided in Desert Hills by their builder / developer.
4. Realignment of project road to focus away from existing home north of Gail Road.
5. Provision of Scenic Setback [minimum of 40-feet] adjacent to 124th Street.
6. Eliminate potential through traffic into existing neighborhood from future development to the south and Shea Boulevard.
7. Supplemental planting of desert trees [salvaged during construction] along 124th Street to further enhance the streetscape and local neighborhood association's desire to provide a natural open space buffer in these locations within the East Shea corridor.

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Specific amendments to the R1-43 development standards are summarized below:

AMENDED DEVELOPMENT STANDARDS SUMMARY TABLE.

Development Standard	Existing Requirement	Proposed Requirement	Reduction [Percentage]
- Minimum Lot Size [s.f.]	43,000	33,000	24.2%
- Minimum Lot Width	150'	130'	13.3%
- Minimum Front Yard	40'	30'	25.0%
- Minimum Rear Yard	35'	35'	No Change
- Minimum Side Yard	20'	15'	25.0%

NO ADDITIONAL DENSITY IS ACHIEVED WITH THE AMENDED DEVELOPMENT STANDARDS.

OTHER FEATURES.

Design Guidelines and C. C. & R.'s. Community design guidelines and C. C. & R.'s will be developed for Sienna Hills and will be adopted with the approval of the final plat.

Landscape, Revegetation and Landscape Lighting. This site will feature a significant amount of undisturbed natural landscape [NAOS]. NAOS areas disturbed during construction of roads and/or other utilities will be revegetated pursuant to the ESL ordinance requirements and plant lists. Some enhanced desert landscape is proposed near the project entry. This area will be disturbed during construction and will be restored using specimen desert plants salvaged from the site and supplemented with other indigenous plants. Low voltage lighting will be used to subtly illuminate the project entry features and specimen plants. Light fixture cut sheets have been provided with this application.

Site Architecture. Due to the fact that this project is a custom home subdivision, each home site will feature an individual, site specific home design. Therefore, a traditional perimeter project wall is not proposed. However, in the interest of creating and maintaining quality and continuity, the applicant is proposing a project wall and gate feature concept to be used on all lots. The wall would be built along the edge of the development envelope on each lot. The wall is intended be neutral in color and character to blend in with the surroundings and not compete with the design of the homes. The wall may be built on a lot-by-lot basis by the individual home builder or perhaps all at one time by the developer. View fencing may be introduced in locations where privacy and visibility from adjacent streets is not compromised. The walls, project monument sign and entry feature will be constructed of stone veneer, painted stucco and cantera stone. Gates will be painted iron that complements the other elements. A packet of materials and colors has been provided with this application. See supplemental exhibits for more information on the conceptual location and style of the wall.

NEIGHBORHOOD CONTACT & INPUT.

The applicant and planning team made a presentation to the North East Shea Property Owner's Association [NESPOA] at their regular monthly board meeting in December 2003. No significant points of concern were presented by the board or the residents in attendance. Several of the residents that live immediately to the west and north of the Sienna Hills development were in attendance at this meeting. Overall, the board and local resident attendees were appreciative of the plan and the setbacks and natural areas provided.

Any other communications between the applicant and neighbors or local associations will be communicated to the city planning staff.

SECTION 5.100. R1-43 SINGLE-FAMILY RESIDENTIAL DISTRICT.

Section 5.101. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Section 5.104. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 district:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand [43,000]~~ **THIRTY-THREE THOUSAND [33,000]** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum lot width of ~~one hundred fifty [150]~~ **ONE HUNDRED THIRTY [130]** feet.

C. Density. There shall be not more than one [1] single-family dwelling unit on any one [1] lot.

D. ~~Building height. No building shall exceed thirty [30] feet in height, except as otherwise provided in article VII.~~ **PER THE NEW E.S.L. ORDINANCE, BUILDING HEIGHTS IN ALL R1 DISTRICTS IS LIMITED TO TWENTY-FOUR [24] FEET ABOVE NATURAL GRADE.**

E. Yards.

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than ~~forty [40]~~ **THIRTY [30]** feet.
 - b. Where lots have a double frontage on two [2] streets, the required front yard of ~~forty [40]~~ **THIRTY [30]** feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of ~~forty [40]~~ **THIRTY [30]** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a

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corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty [20]~~ **FIFTEEN [15]** feet on each side of a building.
3. Rear Yard. There shall be a rear yard having a depth of not less than thirty-five [35] feet.
4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ten [10] feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty [40]~~ **THIRTY [30]** feet.

B. [G.] Buildings, walls, fences and landscaping.

1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve [12] feet are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges shall not exceed three [3] feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.
2. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than four and one-half [4 1/2] feet in height. The swimming pool shall be protected by a protective enclosure which shall be controlled by the use of self-closing gates with self-latching devices.
3. A minimum of five [5] percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. Corral. Corral not to exceed six [6] feet in height shall be permitted on the property line or within the required front, side or rear yard.

Section 5.105. Off-street parking. The provisions of article IX shall apply.

Section 5.106. Signs. The provisions of article VIII shall apply.

Section 5.107. [Repealed by Ordinance No. 1575.]

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R1-43 SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE.

Development Standard	Ordinance Requirement	Proposed Amendment	Max. ESL Reduction*	Proposed Reduction
A. Minimum Lot Area [Sq. Ft.]	43,000	33,000	25%	24.2%
B. Minimum Lot Width	150'	130'	25%	13.3%
C. Density [Dwelling/Lot]	1	1	--	--
D. Maximum Building Height [24' PER E.S.L. REQUIREMENTS.]	30'	24'	--	--
E. Minimum Yard Requirements				
1. Front Yard				
a. Front [Face of building]	40'	30'	25%	25%
b. Front [Double frontage]	40'	30'	25%	25%
c. Front [Corner lot]	40'	30'	25%	25%
2. Side Yard	20'	15'	25%	25%
3. Rear Yard	35'	35'	25%	NC
F. Distance Between Buildings [Min.]				
1. Accessory & Main	10'	10'	--	--
2. Main Bldg. On Adjacent Lots	40'	30'	--	--
G. Walls & Fences				
1. Standard	8'	8'	--	--
2. With 20' Setback	12'	12'	--	--
3. Within Required Front Yard	3'	3'	--	--
H. Access				
I. Corral [Height]	6'	--	--	--

* Maximum reductions allowed by Administrative Approval as set forth in the ESL ordinance [Sec. 7.857.A].

BUILDABLE AREA PER LOT

LOT AREA (S.F.)
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NAOS PER LOT

LOT NAOS AREA (S.F.)
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NAOS PER TRACT

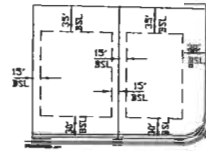
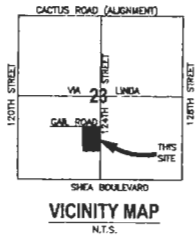
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SIENNA HILLS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 5 EAST, G.&S.R.B.&M.,



SCALE 1" = 50'



TYPICAL B.S.L. PLAN
NTS

SITE DATA:

13.9932 AC GROSS
12.6795 AC NET

ZONING:

EXISTING RI-43 E.S.L.
PROPOSED RI-43 E.S.L.

DENSITY:

0.6588 DENSITY

CONTRACTOR

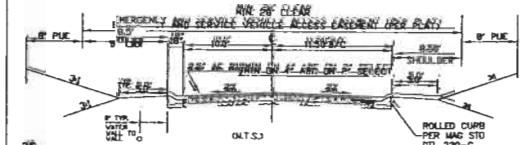
WALKER/LONG HOLDINGS, INC.
11811 N. TULSA BLVD. SUITE 1085
PHOENIX, ARIZONA 85028
PHONE: (480) 857-8797
FAX: (480) 857-0301

BENCHMARK

BRASS CAP IN HANDHOLE @ THE
INTERSECTION OF 124TH STREET &
SHEA BOULEVARD
ELEVATION 1543.07 (C.O.S. 88 DATUM)

SIENNA HILLS CALCULATION

12 SINGLE-FAMILY LOTS
MINIMUM LOT AREA = 35,047 SF



TYPICAL INTERIOR STREET
SECTION (40' ROW)



503-PA-03

ALLEN
CONSULTING
ENGINEERS, INC.

SIENNA HILLS
GAIL RD. & 124TH ST.
PRELIMINARY PLAT

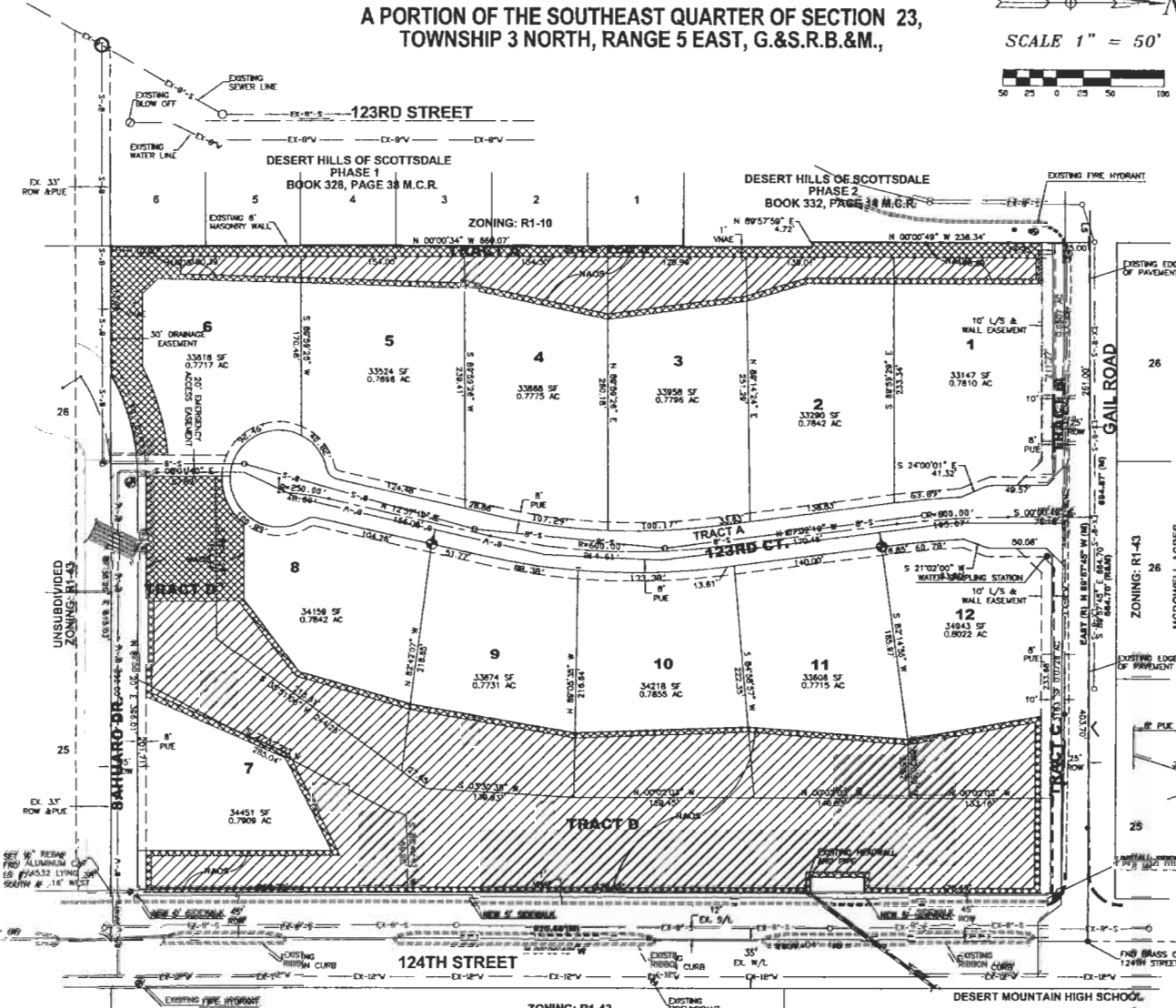
JOB NUMBER	DATE	BY	DATE
503-PA-03	09/02	ALLEN	09/02
DRAWING	PREP. IN PLAT	CHECKED BY	DATE
			09/11/06

SLOPE ANALYSIS-DESERT LAND FORM CLASSIFICATION: UPPER DESERT

SLOPE RANGE (%)	AREA (S.F.)	PERCENT	NAOS (S.F.)
0.0000 - 2.0000	3174	2.36	781
2.0000 - 5.0000	24977	18.16	81543
5.0000 - 10.0000	19369	14.14	67887
10.0000 - 15.0000	57580	42.14	21656
15.0000 - 25.0000	30421	22.24	13689
25.0000 - 15%+	2589	1.91	1191

TOTAL NAOS PROVIDED = 176217 SF
UNDEVELOPED NAOS PROVIDED = 144874 SF
DEVELOPED NAOS PROVIDED = 42858 SF (22.9%)
TOTAL NAOS PROVIDED = 187532 SF

Q SHEA BLVD.

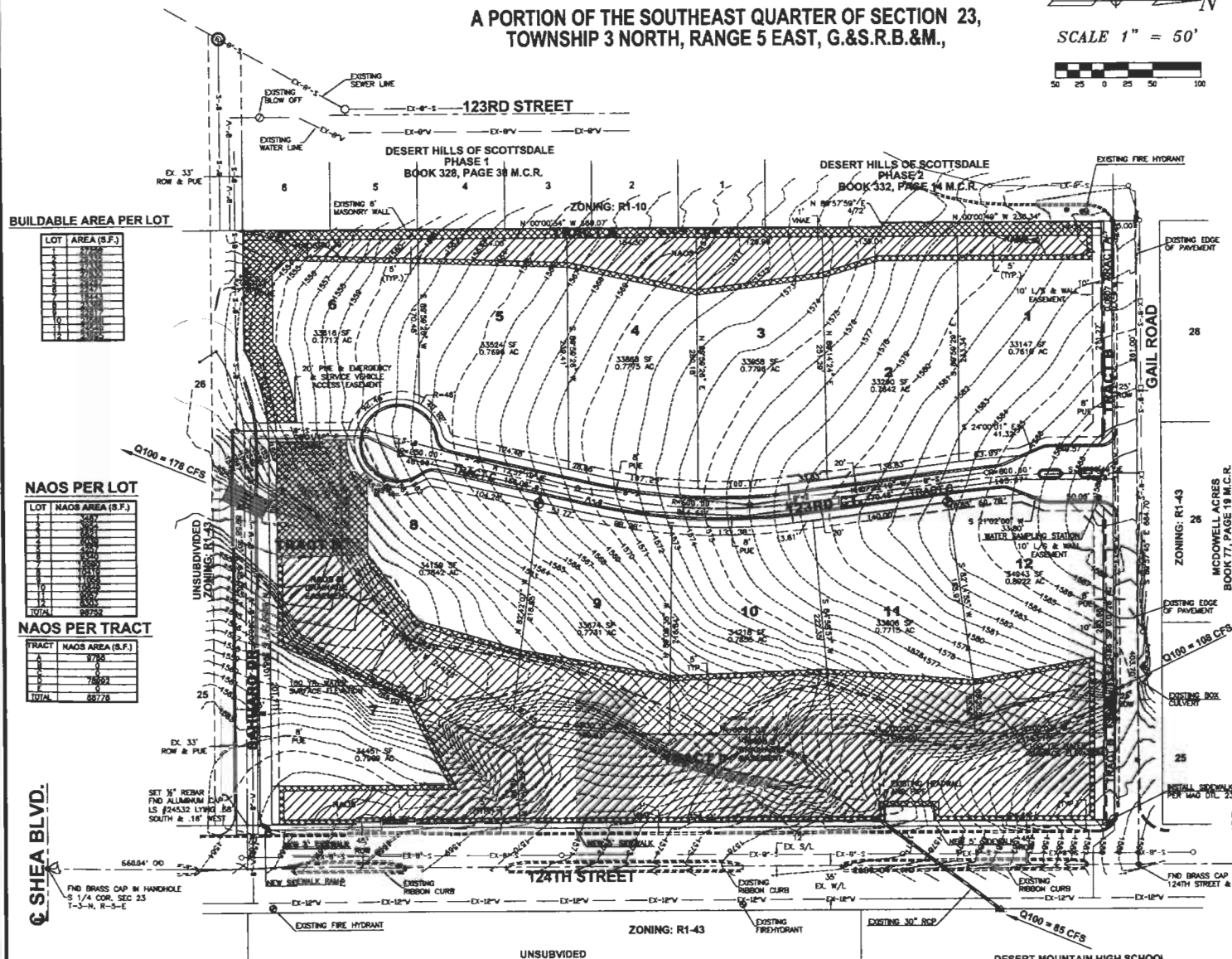
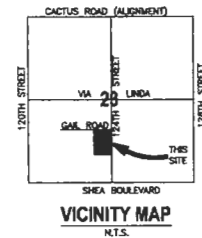
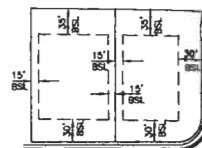


UNSUBDIVIDED

ZONING: RI-43

DESERT MOUNTAIN HIGH SCHOOL

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 5 EAST, G.&S.R.B.&M.,**



TYPICAL B.S.L. PLAN

SITE DATA:

13.9832 AC GROSS
12.6785 AC NET

ZONING:
EXISTING R1-43 ESL
PROPOSED R1-43 ESL

DENSITY:
0.858 DL/ACRE

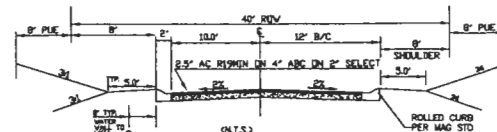
SLOPE ANALYSIS-DESERT LAND FORM
CLASSIFICATION: UPPER DESERT

SLOPE RANGE (%)	PLAN AREA (SF)	% HAZDS REQ'D	HAZDS REQ'D (SF)
0.0000 - 2.0000	3124	25	781
2.0000 - 5.0000	246171	25	61543
5.0000 - 10.0000	183900	35	64367
10.0000 - 15.0000	52590	45	23666
15.0000 - 25.0000	30421	45	13689
25.0000 - 35.0000	38602	45	17371

200000	100000	50000	10000	10000
TOTAL NACS REQ'D = 179267 SF				
UNDISTURBED NACS PROVIDED = 144674 SF				
REVEGETATED NACS PROVIDED = 42856 SF (22.0%)				
TOTAL NACS PROVIDED = 187530 SF				

SIENNA HILLS CALCULATION

12 SINGLE-FAMILY LOTS 9.3309 ACRES 74%
MINIMUM LOT AREA = 33147 S.F.
MAXIMUM LOT AREA = 34043 S.F.



**TYPICAL INTERIOR STREET
SECTION (40' ROW)**



Q.S. 29-57

503-PA-03


**ALLEN
CONSULTING
ENGINEERS.**

SIENNA HILLS
GAIL RD. & 124TH ST
SITE PLAN

2660 N. THUNDERBIRD CIRCLE #13
MESA, ARIZONA 85216
PHONE (480) 844-1666
FAX (480) 830-8463
E-MAIL: ace@allanacoonculturer.com

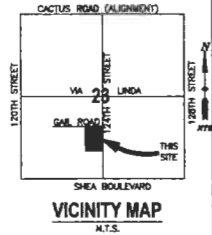
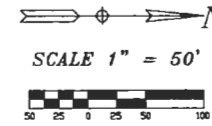
DEVELOPER
WALKER/LONG HOLDINGS, INC.
11811 N. TATUM BLVD., SUITE 1083
PHOENIX, ARIZONA 85028
PHONE: (480) 857-8797
FAX: (480) 857-0301

BENCHMARK
BRASS CAP IN HANDHOLE @ THE
INTERSECTION OF 124TH STREET &
SHEA BOULEVARD
ELEVATION: 1543.07 (C.D.S. 88, DATUM)

JOB NUMBER	98217	SHEET	1	OF	1
DRAWING	SITEPLAN				
DRAFTSMAN	CHECKED BY			DATE 03-11-06	

SIENNA HILLS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 5 EAST, G.&S.R.B.&M.,



LEGEND

- UNDISTURBED NAOS
- REVEGETATED NAOS
- 100 YR. WATER SURFACE ELEVATION
- BUILDABLE AREA PER LOT

SITE DATA:
13.9632 AC. GROSS
12.6795 AC. NET

ZONING:
EXISTING R1-43 E.S.
PROPOSED R1-43 E.S.

DENSITY:
0.858 DU/ACRE

CONTRACTOR

WALKER/LONG HOLDINGS, INC.
11811 N. TATUM BLVD. SUITE 1065
PHOENIX, ARIZONA 85028
PHONE: (480) 857-8797
FAX: (480) 857-0301

BENCHMARK

BRASS CAP IN HANDHOLE @ THE
INTERSECTION OF 124TH STREET &
SHEA BOULEVARD
ELEVATION 1543.07 (C.O.S. 88 DATUM)

SLOPE ANALYSIS-DESERT LAND FORM CLASSIFICATION: UPPER DESERT

SLOPE RANGE (%)	PLAN AREA (SF)	% NAOS REQ'D	NAOS REQ'D (SF)
0.0000 - 2.0000	3124	25	781
2.0000 - 5.0000	248171	25	62043
5.0000 - 10.0000	193890	35	67897
10.0000 - 15.0000	52580	45	23666
15.0000 - 25.0000	30421	45	13689
25.0000 - VERT	25680	45	11561

TOTAL NAOS REQ'D = 179267 SF
UNDISTURBED NAOS PROVIDED = 144874 SF
REVEGETATED NAOS PROVIDED = 42858 SF (22.2%)
TOTAL NAOS PROVIDED = 187530 SF

BUILDABLE AREA PER LOT

LOT	AREA (S.F.)
1	225
2	225
3	225
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8	225
9	225
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92	225
93	225
94	225
95	225
96	225
97	225
98	225
99	225
100	225
TOTAL	88750

NAOS PER LOT

LOT	NAOS AREA (S.F.)
1	225
2	225
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92	225
93	225
94	225
95	225
96	225
97	225
98	225
99	225
100	225
TOTAL	88750

NAOS PER TRACT

TRACT	NAOS AREA (S.F.)
A	9788
B	9788
C	9788
D	9788
E	9788
F	9788
G	9788
H	9788
I	9788
J	9788
K	9788
L	9788
M	9788
N	9788
O	9788
P	9788
Q	9788
R	9788
S	9788
T	9788
U	9788
V	9788
W	9788
X	9788
Y	9788
Z	9788
TOTAL	88778

660.04' OF
SHEA BLVD.

FIND BRASS CAP IN
HANDHOLE
S 1/4 COR. SEC 23
T-3-N. R-5-E

124TH STREET

FIND BRASS CAP IN
HANDHOLE
CENTER OF SEC 23
T-3-N. R-5-E

FIND BRASS CAP FLUSH
124TH STREET & GAIL ROAD

503-PA-03

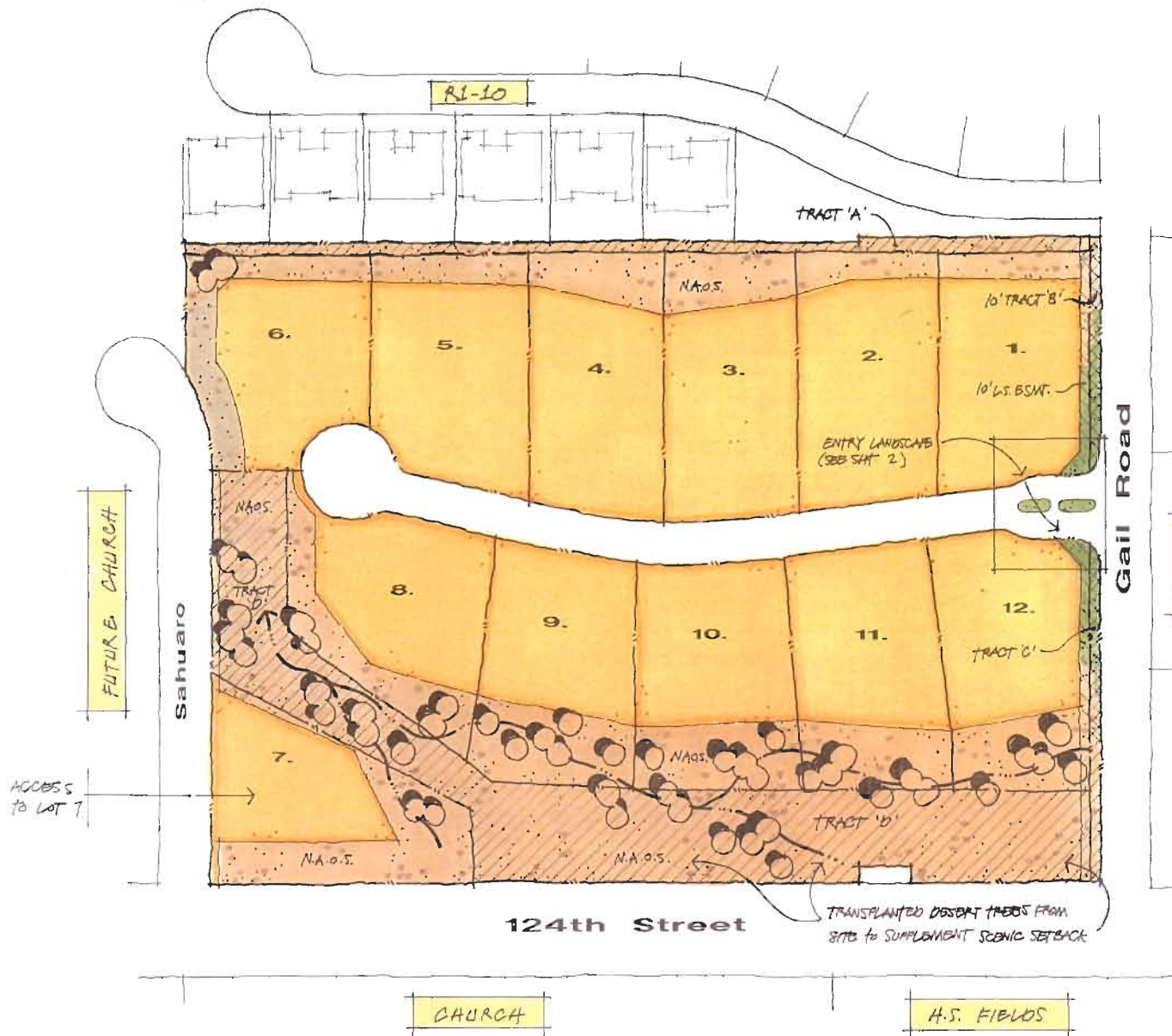
**ALLEN
CONSULTING
ENGINEERS, INC.**

2560 N. THUNDERBOLT CIRCLE #132
MESA, ARIZONA 85215
PHONE (480) 844-1066
FAX (480) 850-8453
E-MAIL: aen@allenconsulting.com

SIENNA HILLS
GAIL RD. & 124TH ST.
NAOS ANALYSIS &
BUILDABLE AREA PER LOT

JOB NUMBER: 503-PA-03
DRAWING: NAOS ANALYSIS
DRAFTSMAN: [blank]
CHECKED BY: [blank]
DATE: 03-11-08





KEY

- DEVELOPMENT AREA
- UNDISTURBED / NATURAL AREA
- ENHANCED DESERT LANDSCAPE / ENTRY

LANDSCAPE CONCEPT

ALL COMMON AREA TRACTS EXCEPT PORTIONS OF TRACTS 'B' & 'C' NEAR THE PROJECT ENTRY ARE DESIGNATED AS N.A.O.S. PROJECT ENTRY AREAS (INC. L.S. ENT), DISTURBED N.A.O.S. AREAS & MEDIAN TO BE PLANTED W/ INDIGENOUS PLANTS FROM THE E.S.L. ORDINANCE. REVEGETATED N.A.O.S. AREAS WILL IRRIGATED UNTIL PLANTS ARE ESTABLISHED. ALL OPEN SPACE, N.A.O.S. AND COMMON TRACTS TO BE MAINTAINED BY THE FUTURE H.O.A. SUBTLE USE OF LOW VOLTAGE LANDSCAPE LIGHTING WILL BE UTILIZED AT THE ENTRY. DETERMINATION OF ACTUAL LANDSCAPE & REVEG. LIMITS WILL BE BASED ON DETAILED IMPROVEMENT PLANS.

Conceptual Landscape & Development Envelope Plan

Sienna Hills Scottsdale, Arizona

Prepared for: Walker / Long Holdings, Inc.
11811 N. Tatum Boulevard, #1005
Phoenix, AZ 85028
(480) 857-8797

Prepared by: Tornow Design Associates, PC
7610 E. McDonald Drive, Suite F
Scottsdale, AZ 85250
(480) 807-5090

Date: 05/15/05 TOA Job No: 2003.13

North: Scale: 1" = 50'

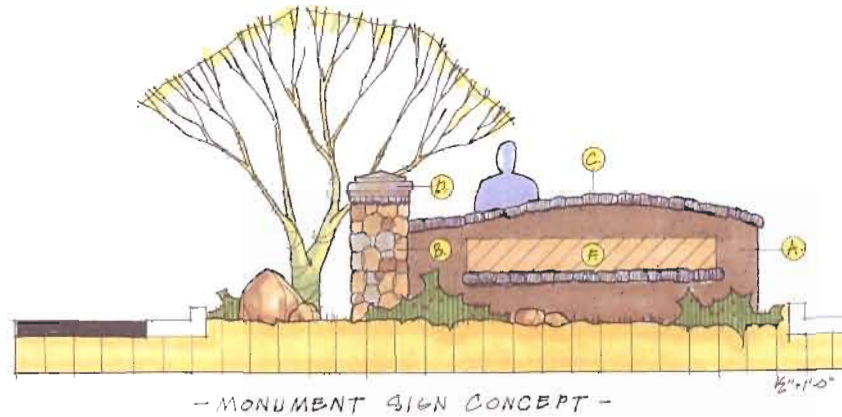


03/01/06 REVISED

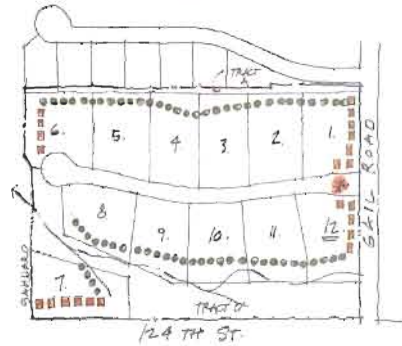
*QUANTITY & DENSITY OF PLANT MATERIAL TO MATCH EXISTING.

Materials Key:

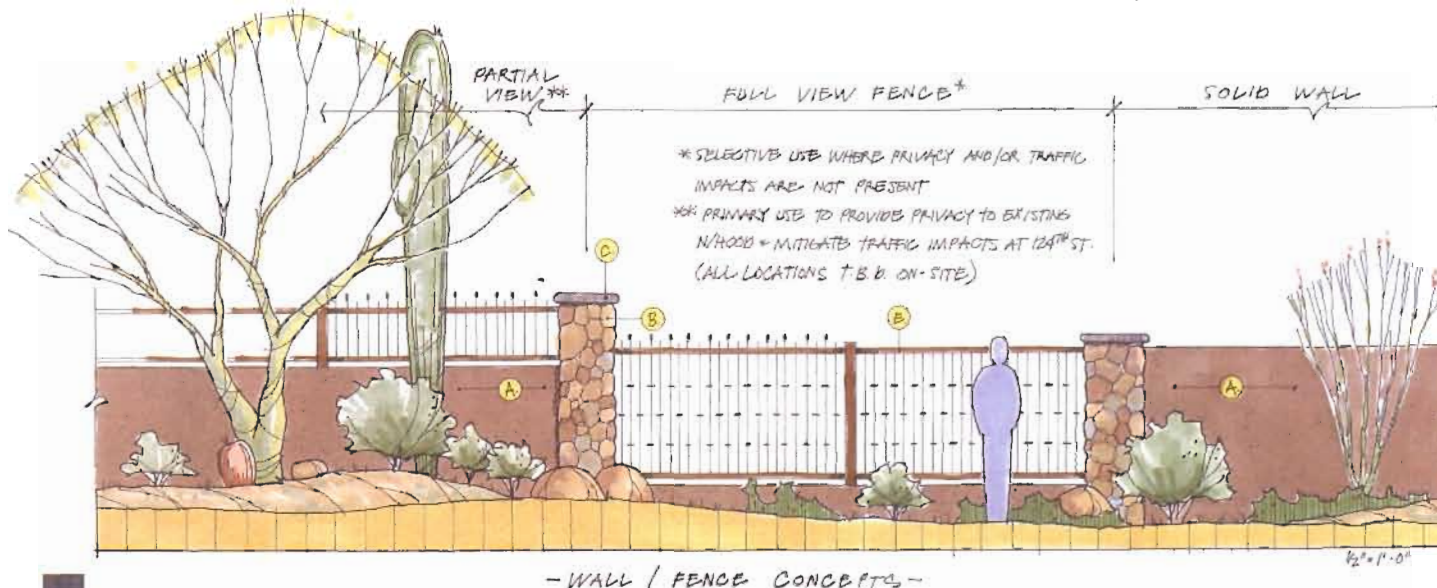
- (A) PAINTED SMOOTH STUCCO FINISH WALL
- (B) CULTURED STONE PILASTER
- (C) CANTERA CAP BLOCK (OPTION: PRE-CAST CONC.)
- (D) DECORATIVE CANTERA CAP (OPTION: PRE-CAST CONC.)
- (E) WROUGHT IRON VIEW FENCE W/ OPTIONAL FINIALES
- (F) INSET SIGN FACE - SIGN T.B.D.
- ▶ FINAL DESIGN OF WALLS TO MEET ALL APPLICABLE AGENCY POOL CODES
- ▶ FINAL WALL HGTS VARY W/ TOPOGRAPHY.
- ▶ PAINT: DUNN-EDWARDS "TUMBLE WEED" DER 1057 (L.R.V. = 26)
- ▶ STONE: CULTURED STONE "DESERT BLEND COBBLEFIELD" (2014-2016) OVER-GROUTED



Key Map



- SOLID WALL
- VIEW FENCE
- GATE/MONUMENT SIGN



Conceptual Walls Plan for

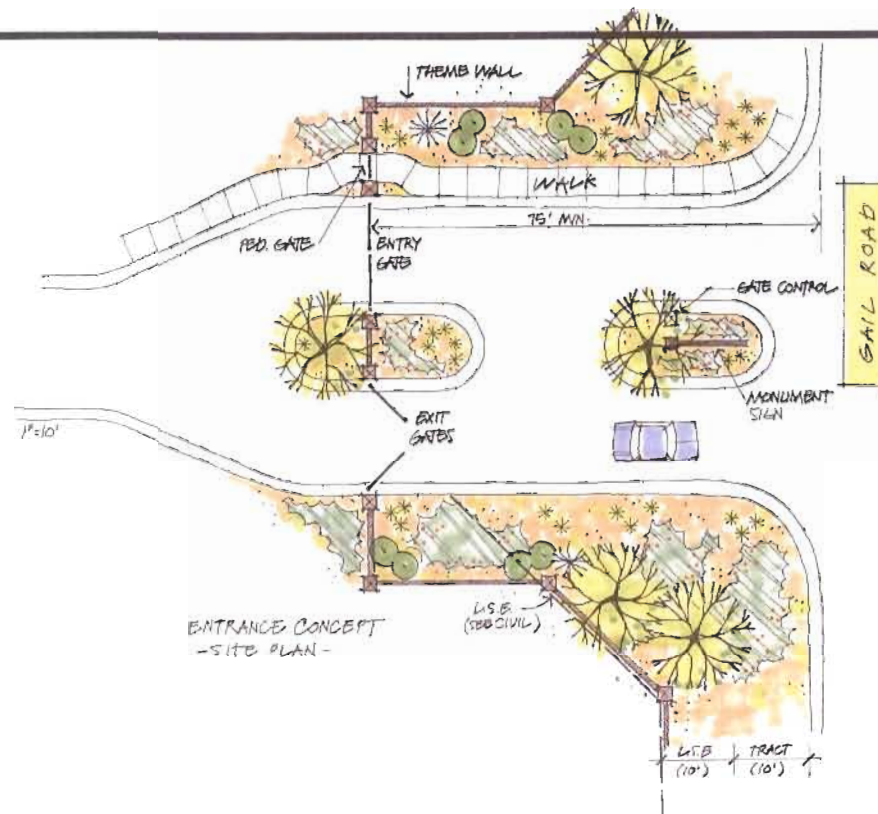
Sienna Hills

Scottsdale, Arizona

Prepared for: Walker & Long Holdings, Inc.
11811 N. Tatum Boulevard, #1065
Phoenix, AZ 85028
(480) 657-8797

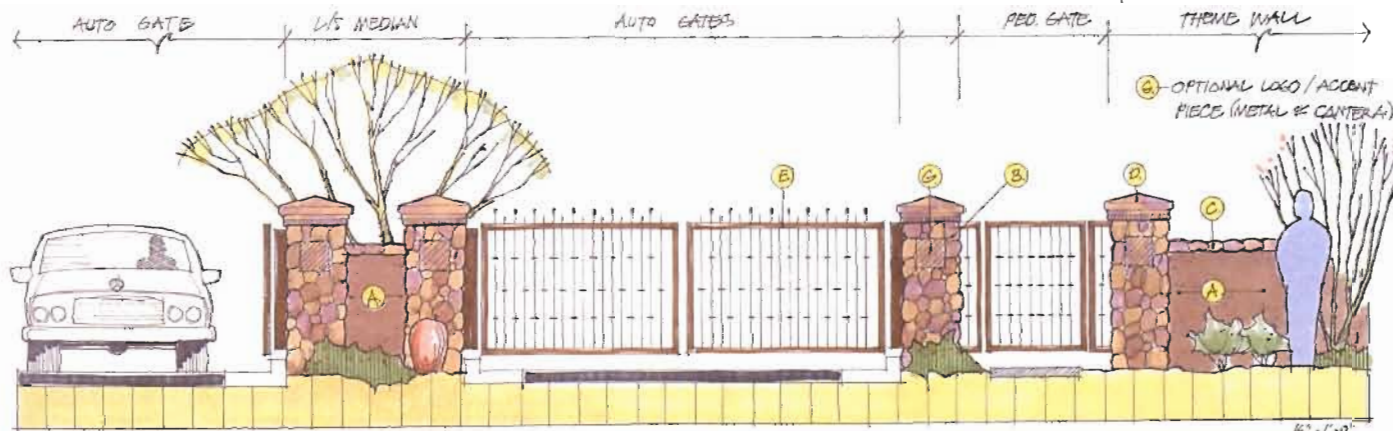
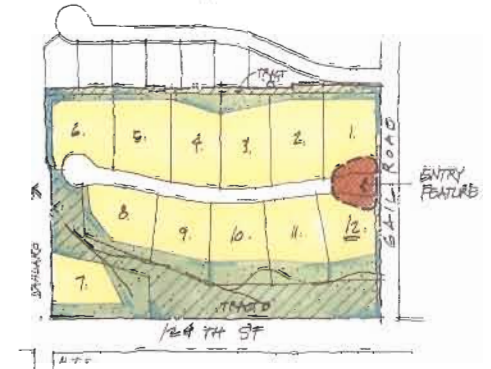
Prepared by: Tornow Design Associates, PC
7610 E. McDonald Drive, Suite E
Scottsdale, AZ 85250
(480) 607-5090

Date: 01/05/04 TDA Job No: 2003-13
03/11/05
Scale: 03/01/06 REVISED



ENTRANCE CONCEPT
- SITE PLAN -

Key Map



- ENTRANCE / GATE CONCEPT -

Conceptual Walls Plan for

Sienna Hills

Scottsdale, Arizona

Prepared for: Walker / Long Holdings, Inc.
11811 N. Tatum Boulevard, #1065
Phoenix, AZ 85028
(480) 957-8797

Prepared by: Tornow Design Associates, PC
7819 E. McDowell Drive, Suite E
Scottsdale, AZ 85250
(480) 607-5090

Date: 01/05/04 FDA Job No: 2003-18
03/21/05
Scale: 07/01/06 REVISED